

035.A

Map

0001

Block

0045.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 510,000 /

USE VALUE: 510,000 /

ASSESSed: 510,000 /

Total Card /

Total Parcel

510,000

510,000

510,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43 -45		HILTON ST, ARLINGTON

Unit #: 45

Owner 1: LOVEJOY SUSANNAH R & ERIC R

Owner 2:

Owner 3:

Street 1: 45 HILTON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: LOVEJOY ERIC R -

Owner 2: RICHARDSON SUSANNAH -

Street 1: 45 HILTON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 940 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8016												G10				

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	510,000			510,000
Total Card	0.000	510,000			510,000
Total Parcel	0.000	510,000			510,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	542.55	/Parcel:	542.55

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	510,000	0	.		510,000		Year end	12/23/2021
2021	102	FV	495,600	0	.		495,600		Year End Roll	12/10/2020
2020	102	FV	488,400	0	.		488,400	488,400	Year End Roll	12/18/2019
2019	102	FV	392,600	0	.		392,600	392,600	Year End Roll	1/3/2019
2018	102	FV	347,600	0	.		347,600	347,600	Year End Roll	12/20/2017
2017	102	FV	317,200	0	.		317,200	317,200	Year End Roll	1/3/2017
2016	102	FV	317,200	0	.		317,200	317,200	Year End	1/4/2016
2015	102	FV	293,400	0	.		293,400	293,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVEJOY ERIC R,	163-124	1	11/4/2021	Convenience		1	No	No	
STARON ELIZABET	149-143	2	6/14/2018		535,000	No	No		
CARLSON HOLLY,	126-51		6/27/2013		365,000	No	No		
SCOTT ROBERT H,	103-64		4/7/2008		320,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2012	289	New Wind	1,700					replace 1 window

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
9/25/2018	Measured	DGM	D Mann
1/8/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

ARLINGTON

15623

035.A-0001-0045.0

PRINT

DATE

TIME

12/30/21

21:04:29

LAST REV

DATE

TIME

11/23/21

10:19:25

mmcmakin

15623

PAT ACCT.

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

035.A

Map

0001

Block

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Lot

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St/Prov: MA Cntry Own Occ: Y

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